

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-78	BROADWAY, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	TOULOPOULOS JOHN W/TRS -ETAL		
Owner 2:	TOULOPOULOS PAMELA J		
Owner 3:			
Street 1:	931 MASS AVENUE		
Street 2:	JVT REALTY TRUST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	TOULOPOULOS JOHN V--ETAL -		
Owner 2:	TOULOPOULOS PAULINE TRS -		
Street 1:	931 MASS AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .616 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1947, having primarily Brick Veneer Exterior and 16964 Square Feet, with 20 Units, 20 Baths, 0 3/4 Bath, 0 HalfBath, 60 Rooms, and 20 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
112	Apts. 8 Plus		26820		Sq. Ft.	Site
112	Apts. 8 Plus		20		No. of Un	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	26820.000	1,917,200	14,600	1,270,000	3,201,800
Total Card	0.616	1,917,200	14,600	1,270,000	3,201,800
Total Parcel	0.616	1,917,200	14,600	1,270,000	3,201,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		188.74	/Parcel: 188.74

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,917,200	14600	26,820.	1,270,000	3,201,800		Year end	12/23/2021
2021	112	FV	1,917,200	14600	26,820.	1,210,000	3,141,800		Year End Roll	12/10/2020
2020	112	FV	1,834,200	14600	26,820.	1,100,000	2,948,800	2,948,800	Year End Roll	12/18/2019
2019	112	FV	1,520,400	15200	26,820.	1,100,000	2,635,600	2,635,600	Year End Roll	1/3/2019
2018	112	FV	1,520,400	15200	26,820.	1,100,000	2,635,600	2,635,600	Year End Roll	12/20/2017
2017	112	FV	1,311,200	15200	26,820.	900,000	2,226,400	2,226,400	Year End Roll	1/3/2017
2016	112	FV	1,311,200	15200	26,820.	900,000	2,226,400	2,226,400	Year End	1/4/2016
2015	112	FV	1,154,300	15700	26,820.	760,000	1,930,000	1,930,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	197	PATRIOT
1/24/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Total AC/HA: 0.61570	Total SF/SM: 26820	Parcel LUC: 112	Apts. 8 Plus	Prime NB Desc	APT AVG		Total: 1,270,000	Spl Credit		Total: 1,270,000
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